144.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	697,900 / 697,900
					USE VALUE:	697,900 / 697,900
					ASSESSED:	697,900 / 697,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		LONGFELLOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUFFER AMY F
Owner 2:	
Owner 3:	
Street 1:	7 LONGFELLOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,751 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1298 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4751.000	247,200	700	450,000	697,900
Total Card	0.109	247,200	700	450,000	697,900
Total Parcel	0.109	247,200	700	450,000	697,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 537.67 | /Parcel: 537.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct: 94338

GIS Ref:

GIS Ref:

Insp Date: 02/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0006-0012.0

!11262!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,300	700	4,751.	450,000	698,000	698,000	Year End Roll	12/18/2019
2019	101	FV	211,400	700	4,751.	421,900	634,000	634,000	Year End Roll	1/3/2019
2018	101	FV	211,400	0	4,751.	348,800	560,200	560,200	Year End Roll	12/20/2017
2017	101	FV	211,400	0	4,751.	320,600	532,000	532,000	Year End Roll	1/3/2017
2016	101	FV	211,400	0	4,751.	292,500	503,900	503,900	Year End	1/4/2016
2015	101	FV	206,200	0	4,751.	286,900	493,100	493,100	Year End Roll	12/11/2014
2014	101	FV	206,200	0	4,751.	266,600	472,800	472,800	Year End Roll	12/16/2013
2013	101	FV	206,200	0	4,751.	253,700	459,900	459,900		12/13/2012

PRINT

Date	Time
12/11/20	01:27:08

LAST REV

Date	Time
04/19/18	15:03:30

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11262

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKELVIE EDLA W	28642-504		5/29/1998		262,000	No	No		Y

USER DEFINED

Prior Id # 1:	94338
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2007	552	Re-Roof	10,720					

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
3/14/2009	Inspected	372	PATRIOT
1/29/2009	Measured	372	PATRIOT
11/19/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4751		Sq. Ft.	Site		0	80.	1.18	9									450,022						450,000	

Total AC/HA: 0.10907 | Total SF/SM: 4751 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 450,022 | Spl Credit | Total: 450,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	165.392
Other Features:	67800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335853
Depreciation:	88665
Depreciated Total:	247188

COMMENTS

bsmt sink.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

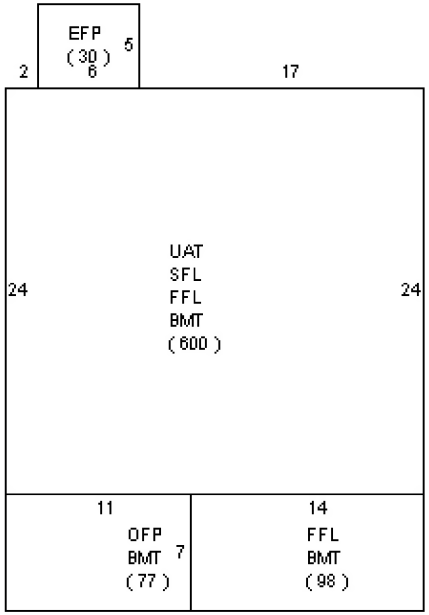
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.39
Special Features:	0	Val/Su Net:	106.09
Final Total:	247200	Val/Su SzAd	190.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	775	49.620	38,454
FFL	First Floor	698	165.390	115,444
SFL	Second Floor	600	165.390	99,235
UAT	Upper Attic	150	66.160	9,924
OFP	Open Porch	77	37.170	2,862
EFP	Enclos Porch	30	71.160	2,135

Net Sketched Area:	2,330			Total:	268,054
Size Ad	1298	Gross Are	2780	FinArea	1298

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	2000	4.13	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700